



General Assembly

January Session, 2019

Committee Bill No. 140

LCO No. 6192



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT EXPANDING ELIGIBILITY FOR TAX RELIEF FOR CERTAIN ELDERLY HOMEOWNERS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 12-170aa of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2019, and applicable to assessment years commencing on or after*
4 *October 1, 2019*):

5 (b) (1) The program established by this section shall provide for a
6 reduction in property tax, except in the case of benefits payable as a
7 grant under certain circumstances in accordance with provisions in
8 subsection (j) of this section, applicable to the assessed value of certain
9 real property, determined in accordance with subsection (c) of this
10 section, for any (A) owner of real property, [or any] including any
11 owner of real property held in trust for such owner, provided such
12 owner or such owner and such owner's spouse is the grantor and
13 beneficiary of such trust, (B) tenant for life or tenant for a term of years
14 liable for property tax under section 12-48, or [any] (C) resident of a
15 multiple-dwelling complex under certain contractual conditions as
16 provided in said subsection (j) of this section, who [(A)] (i) at the close

17 of the preceding calendar year has attained age sixty-five or over, or
18 whose spouse domiciled with such homeowner, has attained age sixty-
19 five or over at the close of the preceding calendar year, or is fifty years
20 of age or over and the surviving spouse of a homeowner who at the
21 time of his death had qualified and was entitled to tax relief under this
22 section, provided such spouse was domiciled with such homeowner at
23 the time of his death or [(B)] (ii) at the close of the preceding calendar
24 year has not attained age sixty-five and is eligible in accordance with
25 applicable federal regulations to receive permanent total disability
26 benefits under Social Security, or has not been engaged in employment
27 covered by Social Security and accordingly has not qualified for
28 benefits thereunder but who has become qualified for permanent total
29 disability benefits under any federal, state or local government
30 retirement or disability plan, including the Railroad Retirement Act
31 and any government-related teacher's retirement plan, determined by
32 the Secretary of the Office of Policy and Management to contain
33 requirements in respect to qualification for such permanent total
34 disability benefits which are comparable to such requirements under
35 Social Security; and in addition to qualification under [(A)] (i) or [(B)]
36 (ii) above, whose taxable and nontaxable income, the total of which
37 shall hereinafter be called "qualifying income", in the tax year of such
38 homeowner ending immediately preceding the date of application for
39 benefits under the program in this section, was not in excess of sixteen
40 thousand two hundred dollars, if unmarried, or twenty thousand
41 dollars, jointly with spouse if married, subject to adjustments in
42 accordance with subdivision (2) of this subsection, evidence of which
43 income shall be required in the form of a signed affidavit to be
44 submitted to the assessor in the municipality in which application for
45 benefits under this section is filed. The amount of any Medicaid
46 payments made on behalf of such homeowner or the spouse of such
47 homeowner shall not constitute income. The amount of tax reduction
48 provided under this section, determined in accordance with and
49 subject to the variable factors in the schedule of amounts of tax
50 reduction in subsection (c) of this section, shall be allowed only with

51 respect to a residential dwelling owned by such qualified homeowner
52 and used as such homeowner's primary place of residence. If title to
53 real property or a tenancy interest liable for real property taxes is
54 recorded in the name of such qualified homeowner or his spouse
55 making a claim and qualifying under this section and any other person
56 or persons, the claimant hereunder shall be entitled to pay his
57 fractional share of the tax on such property calculated in accordance
58 with the provisions of this section, and such other person or persons
59 shall pay his or their fractional share of the tax without regard for the
60 provisions of this section, unless also qualified hereunder. For the
61 purposes of this section, a "mobile manufactured home", as defined in
62 section 12-63a, or a dwelling on leased land, including but not limited
63 to a modular home, shall be deemed to be real property and the word
64 "taxes" shall not include special assessments, interest and lien fees.

65 (2) The amounts of qualifying income as provided in this section
66 shall be adjusted annually in a uniform manner to reflect the annual
67 inflation adjustment in Social Security income, with each such
68 adjustment of qualifying income determined to the nearest one
69 hundred dollars. Each such adjustment of qualifying income shall be
70 prepared by the Secretary of the Office of Policy and Management in
71 relation to the annual inflation adjustment in Social Security, if any,
72 becoming effective at any time during the twelve-month period
73 immediately preceding the first day of October each year and the
74 amount of such adjustment shall be distributed to the assessors in each
75 municipality not later than the thirty-first day of December next
76 following.

77 (3) For purposes of determining qualifying income under
78 subdivision (1) of this subsection with respect to a married homeowner
79 who submits an application for tax reduction in accordance with this
80 section, the Social Security income of the spouse of such homeowner
81 shall not be included in the qualifying income of such homeowner, for
82 purposes of determining eligibility for benefits under this section, if
83 such spouse is a resident of a health care or nursing home facility in

84 this state receiving payment related to such spouse under the Title XIX
85 Medicaid program. An applicant who is legally separated pursuant to
86 the provisions of section 46b-40, as of the thirty-first day of December
87 preceding the date on which such person files an application for a
88 grant in accordance with subsection (a) of this section, may apply as an
89 unmarried person and shall be regarded as such for purposes of
90 determining qualifying income under said subsection.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019, and applicable to assessment years commencing on or after October 1, 2019</i>	12-170aa(b)

Statement of Purpose:

To provide property tax relief for certain owners of real property held in trust for such owner.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. FASANO, 34th Dist.

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